

74-78 SEYMOUR PLACE

TO LET | MEDICAL & CLINICAL PREMISES

4,961 SQ.FT

Fully Fitted Medical Premises with
7-8 Treatment Rooms

SUITABLE FOR CLASS E USE

RIB

ROBERT IRVING BURNS

Alexander
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CHARTERED SURVEYORS

LONDON

W1H 2EH



ABOUT THE PROPERTY

An exceptional opportunity to acquire approximately 4,961 sq ft of high-specification medical and clinical accommodation, arranged over ground and lower ground floors in the heart of Marylebone.

The premises have benefited from substantial investment in their medical infrastructure and fit-out, providing an incoming occupier with the opportunity to secure an established clinical environment with extensive specialist facilities already in place.

The accommodation incorporates two distinct medical environments, including a private dental clinic with six surgery rooms and an exceptionally high-specification medical facility at 78 Seymour Place, which has been prepared for CQC registration in connection with open-heart surgery.

The premises could potentially accommodate 7-8 treatment rooms, depending on the incoming operator's requirements and proposed configuration.



THE BUILDING

AMENITIES

- High-quality, fully fitted medical and clinical accommodation
- Potential for 7–8 treatment rooms, subject to configuration
- Six existing private dental surgery rooms
- Specialist clinical infrastructure prepared for complex surgical procedures
- Comfort cooling throughout, recently serviced
- Raised flooring within the lower ground floor
- Fully lead-lined lower ground floor areas
- Uninterruptible power supply (UPS) suitable for specialist surgical procedures
- Substantial existing investment in medical infrastructure and fit-out
- Prominent Marylebone location with excellent access to Central London

FINANCIALS

FLOOR	LOWER GROUND	GROUND	TOTAL
TOTAL SIZE (SQ.FT.)	2,426	2,535	4,961
QUOTING RENT (P.A.)			£350,000
ESTIMATED RATES PAYABLE (P.A.)			£117,600
SERVICE CHARGE			TBC
ESTIMATED OCCUPANCY COST (P.A.)			£467,600



THE BUILDING

ACCOMMODATION

The premises provide the following approximate floor areas

FLOOR	NIA SQ.FT.	GIA SQ.FT.
Ground	2,535	2,843
Lower Ground	2,426	2,806
TOTAL	4,961	5,649

Areas are approximate and subject to verification.

AN OPPORTUNITY FOR MEDICAL & HEALTHCARE OPERATORS

The existing clinical infrastructure provides an opportunity for established medical operators seeking to expand their London presence or establish a new specialist facility.

The premises may be suitable for a range of medical and healthcare uses, including private clinics, specialist medical practices, dental operators, surgical facilities and other healthcare providers, subject to the necessary consents, regulatory approvals and an incoming operator's specific requirements.

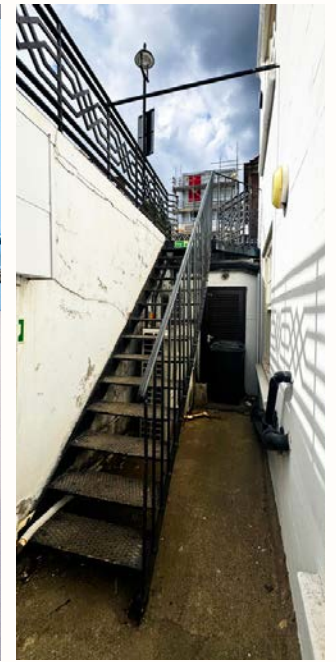
The existing fit-out offers the potential to reduce the time and capital expenditure associated with establishing a new clinical facility, subject to the incoming occupier's technical and operational requirements.

AVAILABILITY

The existing tenant has served notice, with the premises anticipated to become available in March 2027.

The opportunity is being marketed confidentially. Further information, including floor plans, photographs, the existing specification and quoting terms, is available upon request.

For further information or to arrange a confidential inspection, please contact the letting team.



A wide-angle photograph of a busy street in London, likely Regent Street. The street is lined with historic buildings, featuring a mix of red brick and white stone facades. On the left, a prominent building has a curved corner with large windows. On the right, a white building with a bay window is visible. The street is filled with cars, including a silver car in the foreground and a white van further down. Pedestrians are walking on the sidewalks, and a traffic light on the right shows a yellow light. The sky is blue with scattered white clouds.



The building benefits from excellent transport links being within easy walking distance to Marylebone, Baker Street, Edgware Road and Paddington Stations.

12 The Grazing Goat

13 The Harcourt

14 Kurobuta

15 The Larrik

16 Locanda Locatelli

17 Monocle Café

18 Pickled Hen

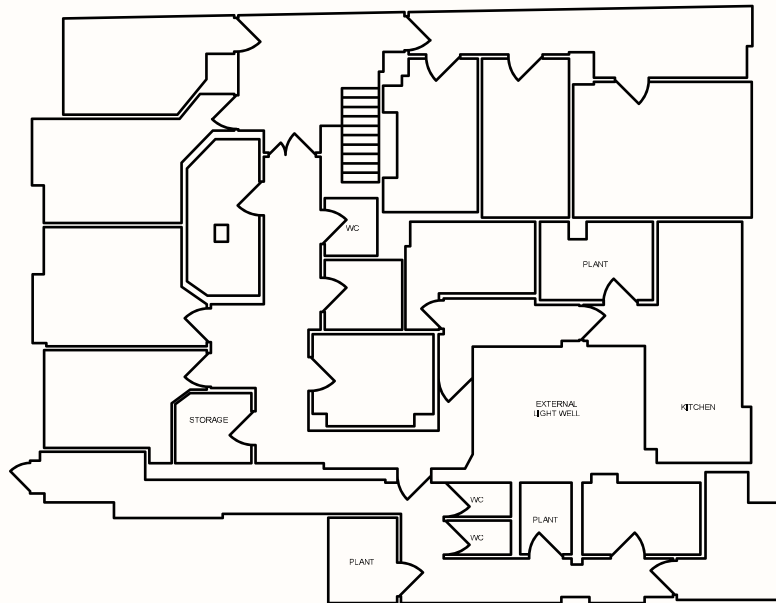
19 Roba Bar & Restaurant

20 Seymour's Parlour

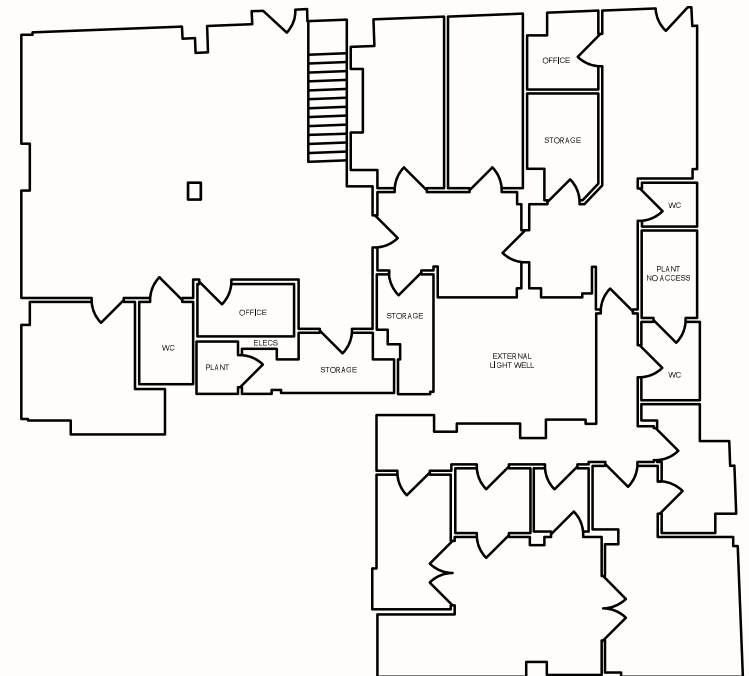
- 1 ABASTO
- 2 Bernardi's
- 3 Boxcar
- 4 The Borough Barista
- 5 The Carpenters Arms
- 6 Casa Malevo
- 7 Chiltern Firehouse
- 8 The Churchill Bar and Terrace
- 9 Daisy Green
- 10 The Frontline Club Restaurant
- 11 Gail's
- 12 The Grazing Goat
- 13 The Harcourt
- 14 Kurobuta
- 15 The Larrik
- 16 Locanda Locatelli
- 17 Monocle Café
- 18 Pickled Hen
- 19 Roba Bar & Restaurant
- 20 Seymour's Parlour

FLOOR PLANS

LOWER GROUND FLOOR



GROUND FLOOR



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

72 C

VAT

TBC

FLOOR PLANS

Available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026

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